



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO.  
A-2026-006

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Girgis Saeed, applicant**, on behalf of **Theodore Bajno, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN M450 LOT 61**, known municipally as **2834 Shering Crescent**, and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 3.54h)i) to permit an increased front yard setback encroachment for an unenclosed porch. A maximum encroachment of 3.0m into the required front yard setback is permitted, whereas an encroachment of 4.29m is proposed, resulting in an additional 1.29m of encroachment beyond what is permitted.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 16, 2026, at 6:30 PM**.

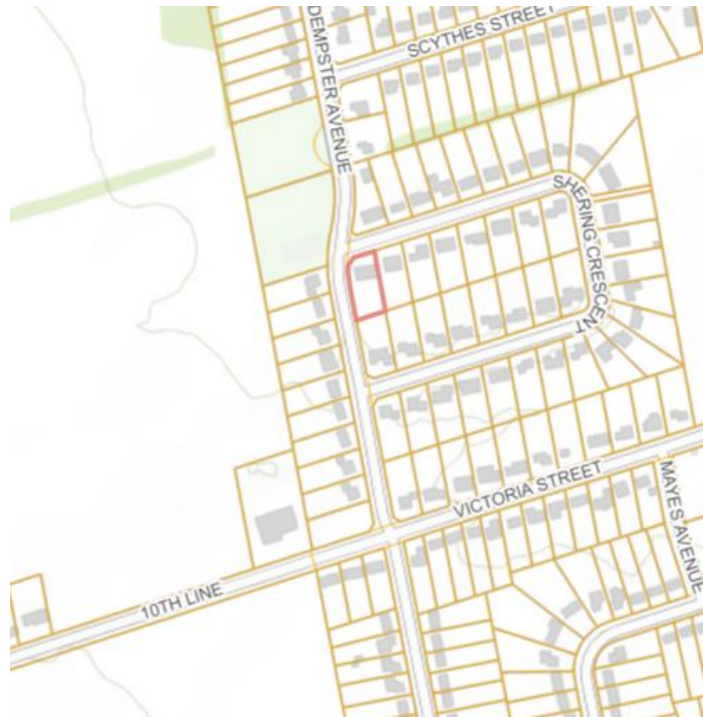
To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).



Dated: **March 25, 2026**

Sarah Burton Hopkins  
Secretary Treasurer  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca) 705-436-3710 ext. 3504



WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

116262  
INDIVIDUAL BCIN

122999  
DESIGN FIRM BCIN

*Georgia Sneed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

2834 SHERING CRES,  
INNISFIL, L9S 1H1

WRAP-AROUND PORCH

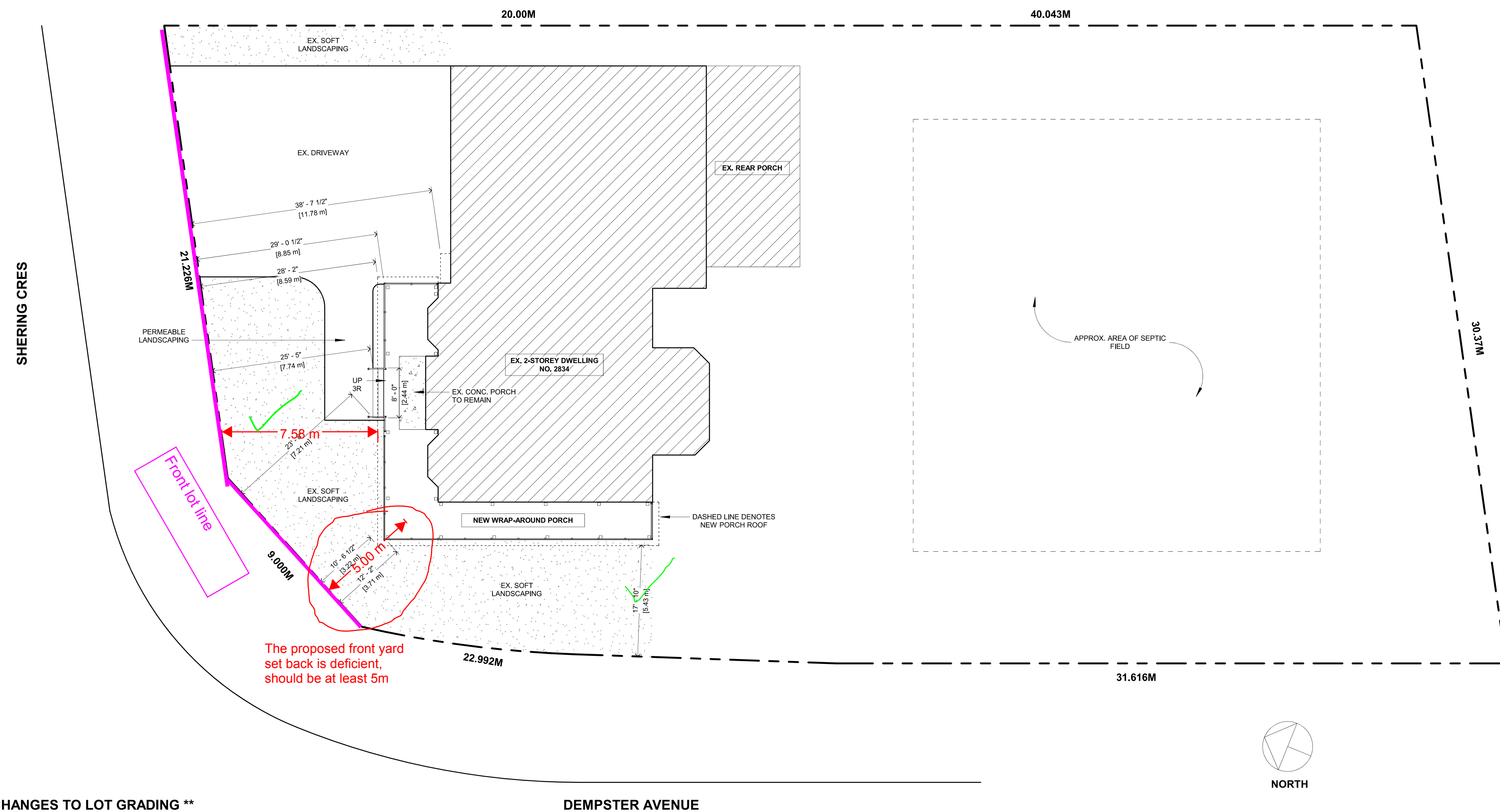
SITE PLAN

Project number	25036
Date	2025-06-26
Drawn by	GS

A1.0

Scale (ARCH D) 1 : 150

LOT AREA = 1897.83 SQ. M.  
EX. DWILLING AREA = 261.87 SQ. M.  
EX. REAR COVERED PORCH = 44.64 SQ. M.  
PROPOSED COVERED FRONT PORCH = 43.27 SQ. M.  
LOT COVERAGE =  $[(261.87 + 44.64 + 43.27) / 1897.83] \times 100 = 18.43\%$  ✓



\*\* NO PROPOSED CHANGES TO LOT GRADING \*\*

ALL EX. TREES TO REMAIN;  
NO PROPOSED INJURY OR REMOVALS



WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

116262  
INDIVIDUAL BCIN

122999  
DESIGN FIRM BCIN

*Georgia Sneed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

2834 SHERING CRES,  
INNISFIL, L9S 1H1

WRAP-AROUND PORCH

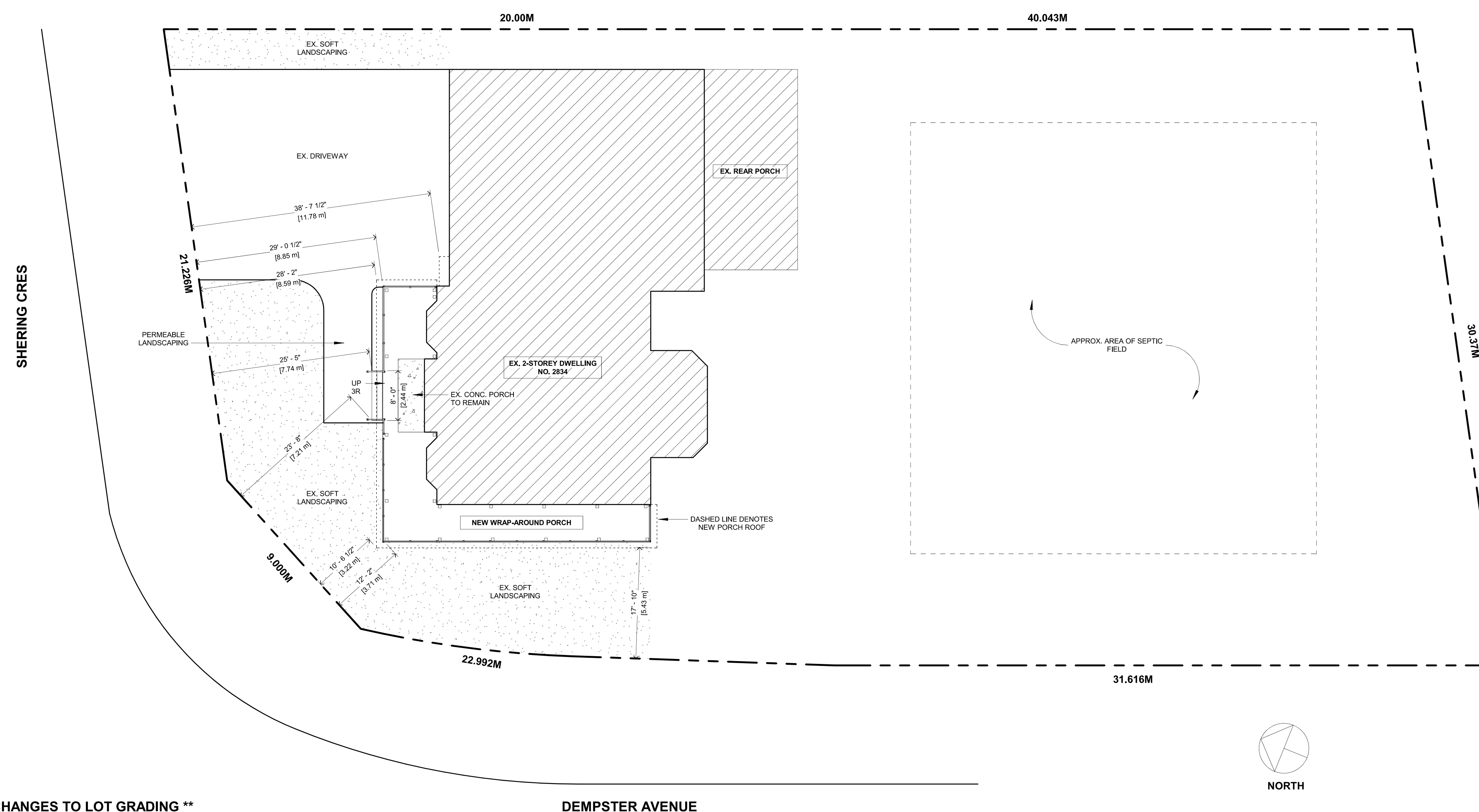
SITE PLAN

Project number	25036
Date	2025-06-26
Drawn by	GS

A1.0

Scale (ARCH D) 1 : 150

LOT AREA = 1897.83 SQ. M.  
EX. DWILLING AREA = 261.87 SQ. M.  
EX. REAR COVERED PORCH = 44.64 SQ. M.  
PROPOSED COVERED FRONT PORCH AREA = 43.27 SQ. M.  
LOT COVERAGE =  $[(261.87 + 44.64 + 43.27) / 1897.83] \times 100 = 18.43\%$



\*\* NO PROPOSED CHANGES TO LOT GRADING \*\*

ALL EX. TREES TO REMAIN;  
NO PROPOSED INJURY OR REMOVALS



WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

**116262**  
INDIVIDUAL BCIN

**122999**  
DESIGN FIRM BCIN

*Georgia Saeed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

**2834 SHERING CRES,  
INNISFIL, L9S 1H1**

**WRAP-AROUND PORCH**

**COVER PAGE**

Project number	25036
Date	2025-06-26
Drawn by	Author

**A0.0**

Scale (ARCH D) 1" = 20'-0"

**GENERAL NOTES**

THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL AND ENSURING COMPLIANCE WITH APPROVED DESIGN DRAWINGS

**DRAWINGS**

1. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWING
3. IF ANY CONFLICT OR DISCREPANCY EXISTS IN THE CONTRACT DOCUMENTS, THE FOLLOWING IS TO OCCUR:  
REFER TO MUNICIPALITY APPROVED DRAWINGS SET
4. MECHANICAL AND ELECTRICAL CONTRACTORS ARE TO CROSS REFERENCE THE ARCHITECTURAL AND ENGINEERING DRAWINGS THROUGHOUT THE COURSE OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

**PERMITS & INSPECTIONS**

1. NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A BUILDING PERMIT
2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SIGNED RELEASE FROM THE MUNICIPALITY HAVING JURISDICTION INDICATING THAT THE WORK IS COMPLETE AND THE PERMIT IS SIGNED OFF
3. THE CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES FOR INSPECTION AS REQUIRED BY THE BUILDING PERMIT AND ALL AUTHORITIES HAVING JURISDICTION

**COOPERATION & PROTECTION**

1. EACH CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY SCOPE REQUIRED BY THEIR RESPECTIVE TRADES TO ENSURE COMPLETION OF THE WORK
2. PROTECTION: THE GENERAL CONTRACTOR SHALL PROTECT ALL FINISHED WORK FROM CONSTRUCTION. ANY DAMAGE ARISING FROM ANY CAUSE SHALL BE MADE GOOD BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DESIGNER, AT THE CONTRACTOR'S EXPENSE.

**SITE STAFF & COMMUNICATIONS**

1. THE GENERAL CONTRACTOR WILL DO THE FOLLOWING DURING THE CONSTRUCTION PHASE:  
CALL, CHAIR, AND MINUTE CONSTRUCTION MEETINGS  
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT BUDGET ON A WEEKLY BASIS  
REVIEW, UPDATE AND COMMUNICATE WITH DESIGNER/CLIENT ON PROJECT SCHEDULE ON A WEEKLY BASIS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND DISTRIBUTING MINUTES OF THESE MEETINGS
3. IF THERE ARE NO SITE MEETINGS DURING ANY GIVEN WEEK, THE CONTRACTOR IS TO ISSUE A WEEKLY REPORT ADDRESSING THE FOLLOWING ITEMS:  
PROJECT BUDGET  
PROJECT SCHEDULE  
COMPLETED ACTIVITIES OF THE PREVIOUS WEEK  
PLANNED ACTIVITIES FOR THE COMING WEEK

**SUBSTITUTIONS**

NO SUBSTITUTION FOR ANY PRODUCT OR MATERIAL WILL BE ACCEPTED UNLESS AUTHORIZED BY THE DESIGNER IN THE FORM OF AN ADDENDUM

**LEGAL**

DRAWING(S) ISSUED BY ATLAS DESIGNS ARE FOR ILLUSTRATION AND DESIGN INTENT PURPOSES ONLY. ALL ARCH/MECH/ELEC/PLUMB/STRUCTURAL/SPRINKLER SUPPRESSION SYSTEM(S) AND LIFE SAFETY ITEMS ARE TO BE FOLLOWED AS PER OUTLINED IN MUNICIPAL PERMIT APPROVED DRAWINGS AS ISSUED BY THE MUNICIPALITY

STRUCTURAL LEGEND

FJ1: 2X8 P.T DECK JOISTS @16" O/C  
 RJ1: 2X6 ROOF JOISTS @16" O/C  
 CJ1: 2X6 CEILING JOISTS @16" O/C  
 DJ: DOUBLE JOIST MATCHING ADJ. JOIST SIZE & SPEC

LDGR1: 2X6 CONT. LEDGER FASTENED TO RIM JOIST OF EX. FLOOR PLATFORM W/ 1/2" DIA. THRU-BOLTS @16" O/C C/W NUT & WASHER EACH SIDE

LDGR2: 2-PLY 2X6 CONT. LEDGER AS PER LDGR1 SPEC

LDGR3: 2X8 P.T LEDGER FASTENED TO RIM-JOIST OF FLOOR FRAMING W/ 1/2" DIA. THRU-BOLTS @16" O/C C/W NUT & WASHER EACH SIDE

\*DISCONTINUE LEDGER @ TRANSFER BEAMS & FASTEN TO TRANSFER BEAMS VIA L BRACKET OR CONCEALED HANGER WHERE APPLICABLE\*

B1: 3-PLY 2X8 BEAM  
 B2: 4-PLY 2X8 BEAM  
 B3: 3-PLY 2X10 BEAM  
 B4: 4-PLY 2X10 BEAM  
 B5: 3-PLY 2X8 P.T DECK BEAM  
 B6: 3-PLY 1 3/4" X 7 1/4" LVL  
 B7: 4-PLY 1 3/4" X 7 1/4" LVL

H1: 4-PLY 2X8 HIP

P1: 3-PLY 2X4 POST  
 P2: 3-PLY 2X6 POST  
 P3: 4-PLY 2X6 POST  
 P4: 6X6 P.T POST

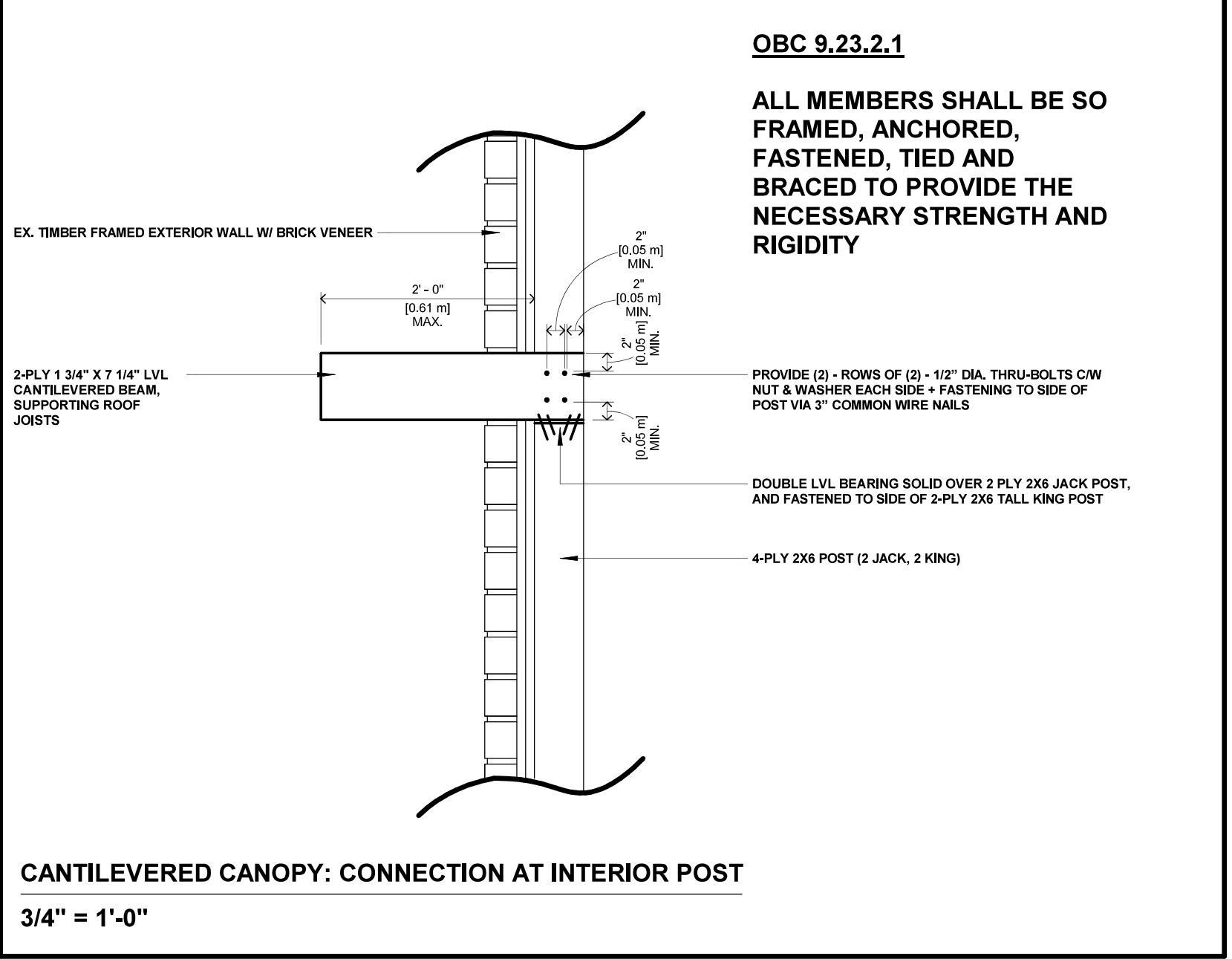
BP: BEAM POCKET W/ MIN. 4" SOLID BEARING, PACK ANY VOIDS W/ NON-SHRINK GROUT AS NEEDED

\*MIN. 125 kPa SOIL BEARING CAPACITY\*

CP1: 12" X 12" POURED CONC. PIER X MIN. 4'-0" BELOW GRADE, ON UNDISTURBED SOIL. PROVIDE PAD FOOTING AT BASE WHERE NOTED ON LAYOUT, DOWEL TO PAD FOOTING VIA (4) - 15M VERTICAL REBAR. DOWEL U/S PIER TO ADJ. FOOTING AS PER PAD FOOTING SPEC

PF1: 16" X 16" X 8" THK. POURED CONC. PAD FOOTING REINFORCED W/ (2) - 15M BARS (8" O/C) BOTH WAYS, ON UNDISTURBED SOIL (MIN. 4'-0" BELOW GRADE)

PF2: 24" X 24" X 10" THK. POURED CONC. PAD FOOTING REINFORCED W/ (3) - 15M BARS (8" O/C) BOTH WAYS, ON UNDISTURBED SOIL (MIN. 4'-0" BELOW GRADE)



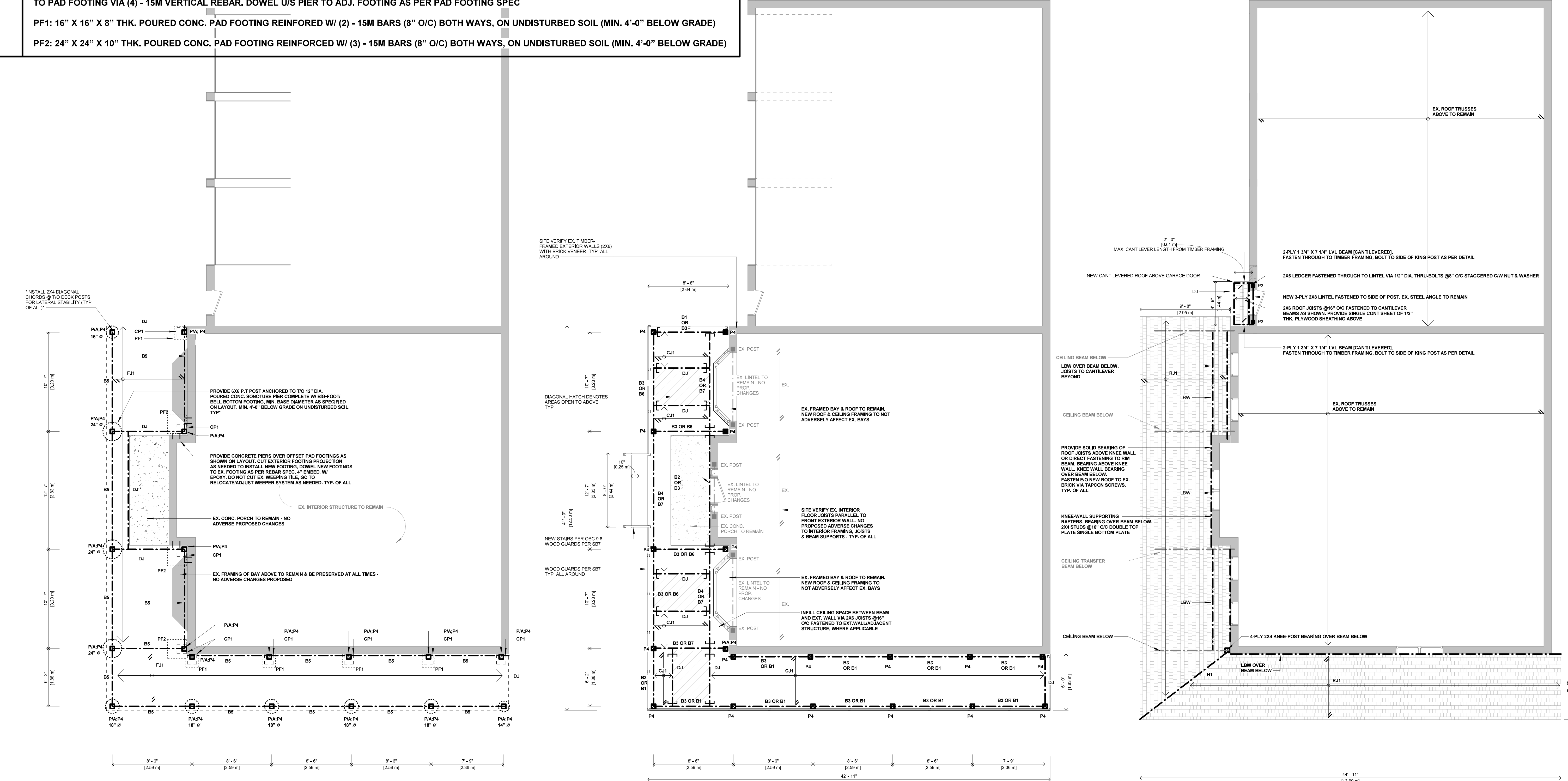
OBC 9.23.2.1

ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY

\*CONTRACTOR TO SITE VERIFY ALL STRUCTURAL NOTES, DIMENSIONS, AND ASSUMPTIONS SHOWN HEREIN & REPORT ANY DISCREPANCIES BACK TO P. ENG PRIOR TO CONSTRUCTION\*

\*ALL ROOF & CEILING LUMBER TO BE PROTECTED AGAINST MOISTURE & THE ELEMENTS (DRY SERVICE CONDITIONS), EXTERIOR POSTS & DECK FRAMING MUST BE IN P.T LUMBER\*

\*MIN. 125 kPa SOIL BEARING CAPACITY\*



1 NEW FOUNDATION PLAN  
 3/16" = 1'-0"

2 NEW DECK PLAN  
 3/16" = 1'-0"

3 NEW ROOF PLAN  
 3/16" = 1'-0"

ARCHITECTURAL CONSULTANT



WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

116262  
 INDIVIDUAL BCIN

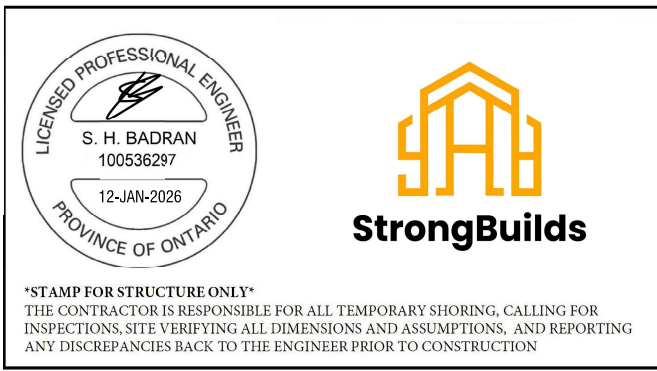
122999

DESIGN FIRM BCIN

*George Saeed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

2834 SHERING CRES,  
 INNISFIL, L9S 1H1

WRAP-AROUND PORCH

NEW FLOOR PLANS

Project number 25036  
 Date 2025-06-26  
 Drawn by GS

A2.0

Scale (ARCH D) As indicated

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

**116262**  
INDIVIDUAL BCIN

**122999**  
DESIGN FIRM BCIN

*Georgia Saeed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

**2834 SHERING CRES,  
INNISFIL, L9S 1H1**

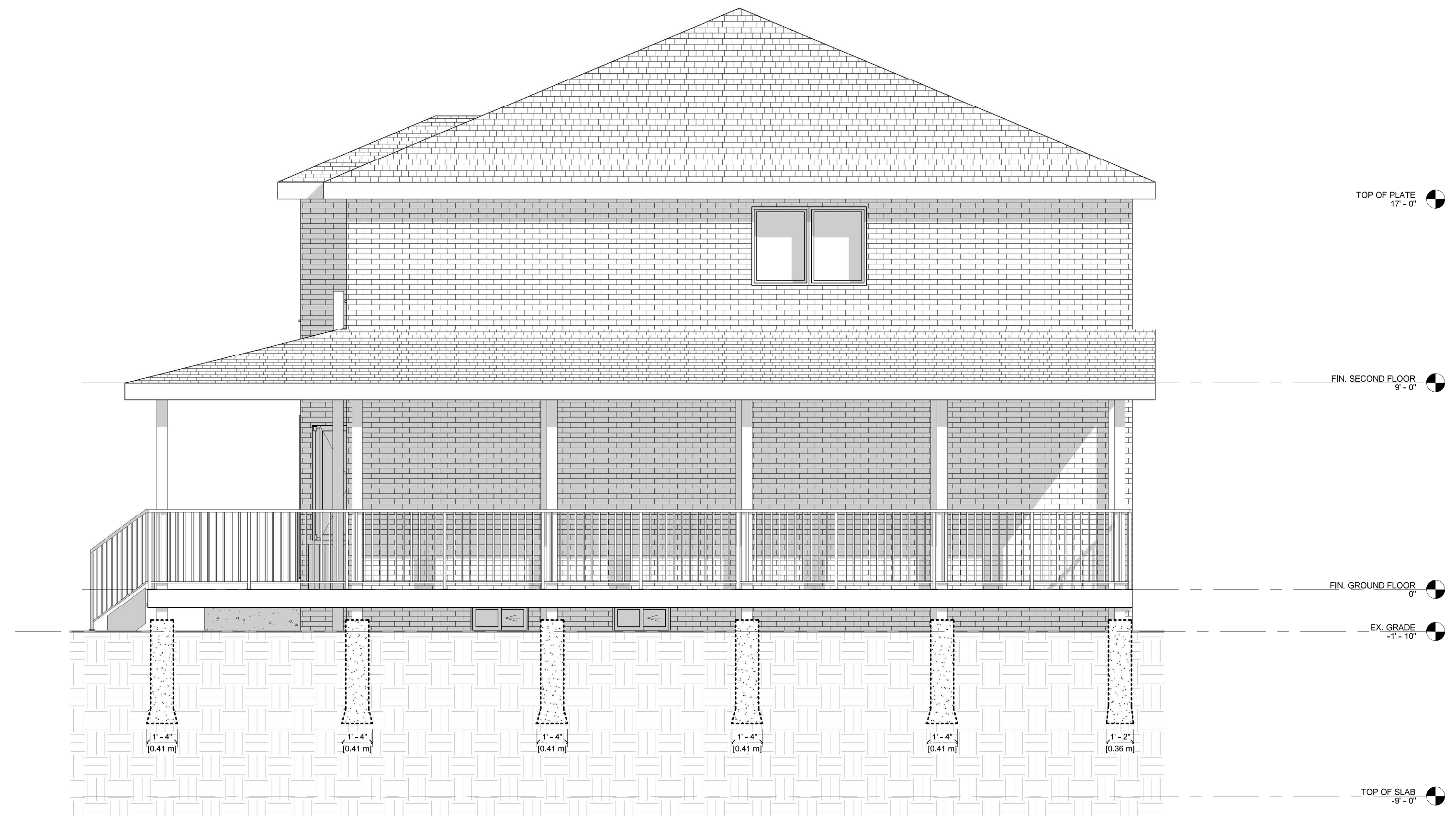
**WRAP-AROUND PORCH**

**NEW ELEVATIONS**

Project number	25036
Date	2025-06-26
Drawn by	GS

**A3.0**

Scale (ARCH D) 1/4" = 1'-0"



**2** NEW SIDE ELEVATION  
1/4" = 1'-0"



**1** NEW FRONT ELEVATION  
1/4" = 1'-0"



WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

**116262**  
INDIVIDUAL BCIN

**122999**  
DESIGN FIRM BCIN

*Georgia Saeed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

**2834 SHERING CRES,  
INNISFIL, L9S 1H1**

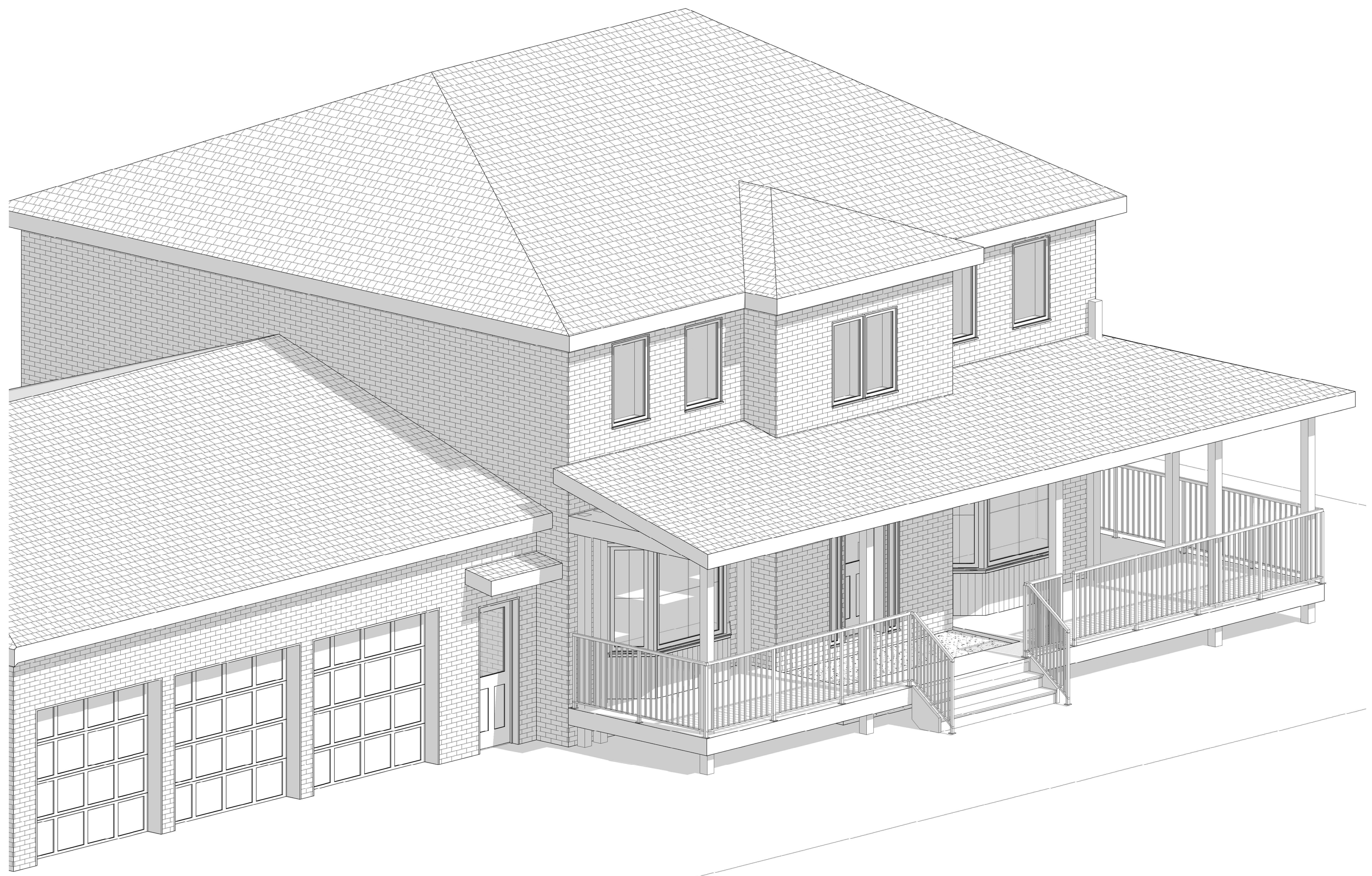
**WRAP-AROUND PORCH**

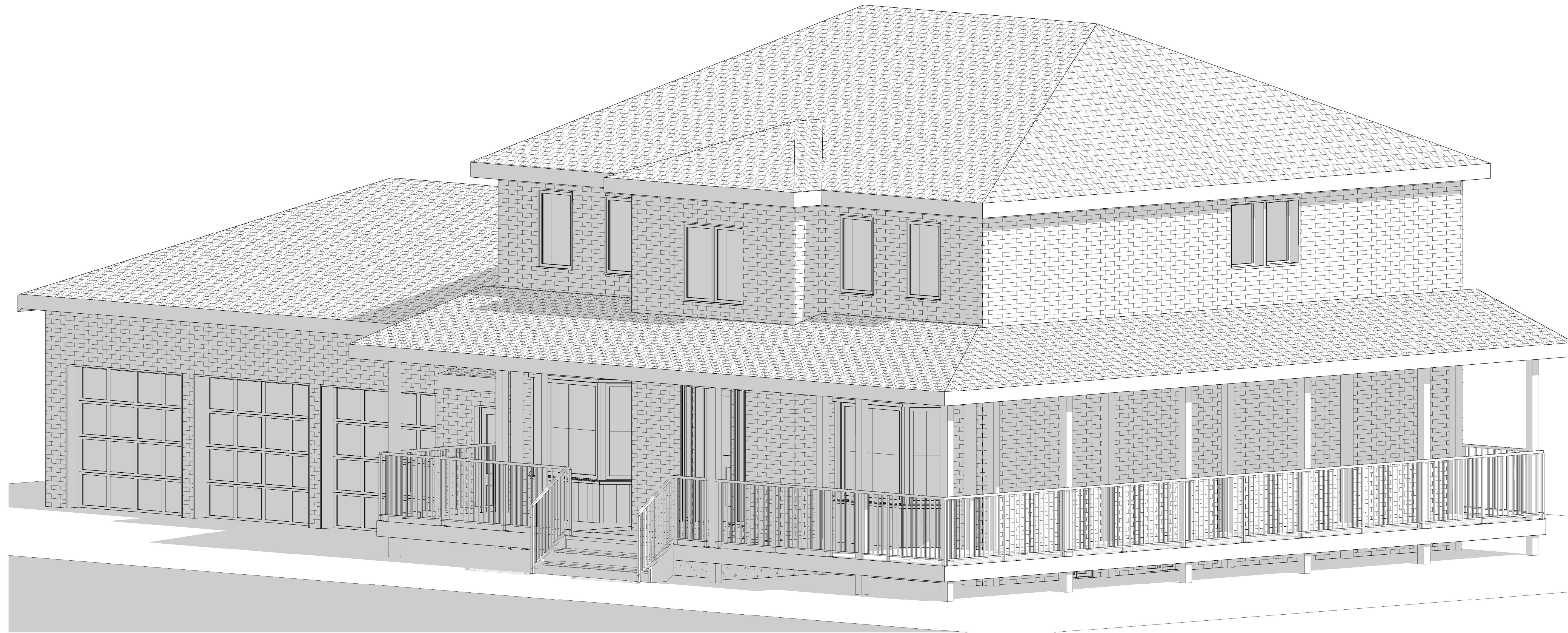
**3D VIEWS**

Project number 25036  
Date 2025-06-26  
Drawn by GS

**A4.0**

Scale (ARCH D)





WWW.ATLASDESIGNS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE ONTARIO BUILDING CODE

**116262**

INDIVIDUAL BCIN

**122999**

DESIGN FIRM BCIN

*Georgia Sneed*

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

STRUCTURAL CONSULTANT



WWW.STRONGBUILDS.CA

No.	Description	Date

**2834 SHERING CRES,  
INNISFIL, L9S 1H1**

**WRAP-AROUND PORCH**

**3D VIEWS**

Project number	25036
Date	2025-06-26
Drawn by	GS

**A4.1**

Scale (ARCH D)